

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, SEPTEMBER 18, 2017.**

The meeting was called to order at 7:00 p.m.

ROLL CALL

Present: Mayor Scrace, Council Members Boettcher, Stempfle, Tomkowiak, Turnbull

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Public Safety Director Poloni, Public Service Supervisor Randazzo, Parks and Recreation Director Hardenbrook.

Motion by Council Member Turnbull, second by Council Member Stempfle to excuse Council Members Parthum and Walsh from the meeting for personal reasons.

UNANIMOUSLY ADOPTED.

CONSENT AGENDA

Motion by Council Member Stempfle, second by Council Member Tomkowiak to approve the Consent Agenda consisting of the following:

1. Minutes from the regular Council Meeting held on August 21, 2017.
2. Invoices
 - a) Anderson, Eckstein, and Westrick, Inc.
- 2017/2018 Watermain Replacement, 6/26/17 – 7/23/17, \$14,843.13
 - b) Great Lakes Water Authority - Sewage Disposal, August 2017, \$75,800
 - c) Merlo Construction Co., Inc.
- 2017 CDBG Sidewalk Ramp Replacement, Estimate 1, \$35,205.50
 - d) Pro-Line Asphalt Paving Co. - 2017/2018 Resurfacing Program, Estimate 1, \$106,288.02
 - e) Gorno Ford - Police Vehicle, September 2017, \$27,620
 - f) Apollo Fire Equipment - Turnout Gear, August 2017, \$16,205
3. Approval of the Special Event Application for the Grosse Pointe Santa Claus Parade
4. Approval of the Grosse Pointe Lions Club Fun Run
5. Approval to waive parking fees for City Lot #6 during the Kercheval Place resurfacing project.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

FUND BALANCE TRANSFER

City Manager Dame made the following report:

In August 2016, City Council officially approved a fund balance policy requiring maintaining a General Fund unrestricted fund balance of 25% of the succeeding year's expenditures. After preliminary year end calculations of the year just completed June 30, 2017, it is expected that there will be a surplus of approximately \$600,000 in excess of the 25 percent unrestricted fund balance requirement. The final amount will be available once the auditors have verified the unrestricted fund balance. This year, the City budgeted the entire annual cost of the current retiree health care payouts and the City expects to do the same next year. Therefore, staff recommends transferring \$600,000 into the Capital Projects Fund.

Motion by Council Member Turnbull second by Council Member Tomkowiak to authorize the transfer of \$600,000 of the June 30, 2017 year end surplus to the Capital Projects Fund.

UNANIMOUSLY ADOPTED.

APPROVAL OF CHANGE ORDER – WATER MAIN PROJECT – BRICCO

Public Service Supervisor Thomas made the following report:

After a competitive bidding process, in May of 2017, the City contracted with Bricco Excavating Co. for a major project to upgrade water mains and replace water valves. Most of the water main project was directional bored, and also replaced cast iron main with PVC water main. The project provided larger capacity mains to complete the final segments of a long planned, high capacity water circulation loop within the City to increase water pressure throughout the system. The City proposes to extend the project to replace 10 additional valves at these locations:

- Charlevoix and Neff (6")
- Charlevoix and St. Clair (6")
- Charlevoix and Grosse Pointe Court (6 and 12")
- Maumee and University (10 and 6")
- Maumee and Lincoln (10 and 6")
- Maumee and Rivard (6")

With Bricco Excavating still in the City completing the original scope of work, and already replacing other valves on Maumee, it is recommended to replace other problem valves now before Maumee and Charlevoix are resurfaced in upcoming years. During the recent water main upgrade, City staff experienced difficulties with water shutoffs on Charlevoix and Maumee. Bricco Excavating would install these valves while continuing the completion of the work on the existing project. It was noted that the original contract came in under the estimates, and money left over from the bond is still left that would cover the cost of adding this work. Discussion took place regarding adding this type of work in estimates for future projects.

Motion by Council Member Stempfle, second by Council Member Turnbull, to execute a change order to Bricco Excavating Company for an additional \$90,128 to replace additional water valves on Charlevoix and Maumee.

UNANIMOUSLY ADOPTED.

PURCHASE OF ALGER'S PROPERTY – NOTICE TO PROCEED

City Manager Dame made the following report:

The City Council entered into a purchase agreement with the owners of the properties at the southwest corner of Mack and St. Clair. This includes the Alger's Deli and Liquor store, the vacant parcel adjacent to it on Mack, and the house immediately behind the deli. The intended use is for a new Public Safety building to replace the existing facility on Maumee. The agreement provided for a period of due diligence during which the City of Grosse Pointe would decide whether to proceed with the purchase. The agreement provided the City until October 1 to decide whether to actually move forward with the purchase. Financing is available due to the approval of the bond issuance by city voters and there are no issues related to environmental contamination or title. The City's conceptual design review indicates it is feasible to fully meet the Public Safety Department's facility needs on these three parcels. The agreed upon purchase price for all three parcels is \$1.65 million.

Motion by Council Member Turnbull, second by Council Member Tomkowiak to authorize staff to provide written notice to the owners that the City wishes to proceed with the purchase of the Alger properties as noted.

UNANIMOUSLY ADOPTED.

EXTENSION OF PURCHASE AGREEMENT – 4849 CANYON

City Manager Dame made the following report:

Earlier this year, the City Council entered into a purchase agreement with St. John Hospital and Medical Center to purchase its warehouse located at 4849 Canyon. The intended use for the Canyon property is the relocation of the City's Public Works facility. The agreement provided for a period of due diligence during which the City of Grosse Pointe would decide whether to proceed with the purchase. Due diligence included identifying financing, conducting title search and environmental studies, as well as obtaining site plan approval from the City of Detroit.

The City requested and St. John Hospital has agreed to a 60-day extension of the due diligence period. Under the revised agreement, the City of Grosse Pointe will have until December 1, 2017 to provide notice that it wishes to proceed with the purchase. Detroit's site planning approval process is expected to take up to two additional months from now. While financing is available due to the approval of the bond by City voters and there are no issues related to environmental contamination or title, this extension will enable the City to determine if the proposed relocation of the City's Public Works facility into that existing building would be approved by the City of Detroit before actually consummating the purchase of the property.

Discussion took place regarding the proposed extension. Council Member Boettcher asked that a more thorough review of utilizing and renovating the existing facilities for Public Works be completed now that the Public Safety Department will be moving to a site on Mack Avenue. Discussion took place regarding observations regarding the existing Public Works facilities.

Motion by Council Member Tomkowiak, second by Council Member Stempfle, to approve the execution of the amendment to the agreement with St. John Hospital and Medical Center to provide for a 60-day extension.

UNANIMOUSLY ADOPTED.

Motion by Council Member Boettcher, second by Council Member Turnbull, that within 60 days and prior to GIVING A Go Forward notice to St. John, that a thorough review and evaluation be conducted into utilizing the current Public Works and Public Safety areas versus moving the Public Works facility to Detroit.

ROLL CALL

Ayes: Boettcher, Turnbull
Nays: Stempfle, Tomkowiak, Scrace
Absent: Parthum, Walsh

Motion Fails.

PUBLIC COMMENT

Barry Dickson, 37 Cranford Lane discussed a letter he drafted regarding advantages and disadvantages regarding the proposed Public Services facility on Canyon. He discussed various options for the plan and asked Council to consider those options.

Anneliese Bajer, Tire Systems Engineering expressed concerns regarding the relocation of the Public Safety Department building.

STAFF REPORTS

Parks and Recreation Director Hardenbrook reported on the upcoming Fall Harvest event set for September 30. City Manager Dame updated Council on the Kercheval Place resurfacing project in coordination with a DTE project.

COUNCIL COMMENT

The City Council commented on the following topics:

- Appreciation was expressed to City Staff for the budget surplus.
- Discussion regarding how to call a special meeting to consider a proposed motion.
- Beautification Awards Ceremony is set for Wednesday, October 4 at 7:00 pm.

On Motion, the meeting was adjourned at 7:53 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe